

**SITE APPRAISAL**



**Views**



View 01



View 02

The majority of the existing site accommodates Peblig Industrial Estate, an established mixture of light industrial and storage facilities ranging from 37m<sup>2</sup> (400 ft<sup>2</sup>) up to 1,860m<sup>2</sup> (20,000 ft<sup>2</sup>) in area. Many of the existing units are of a certain generation and are no longer fit for purpose.



View 03



View 04

To the north east corner of the site there is a section of dismantled railway and an existing culvert. The culvert will be retained as part of the proposals.



View 05



View 06